To speak positively as to the outcome of specific investment is impossible, partly because of the personal element that enters into the transaction. Conceding a prospective proft, not even the shrewdest operator can foretell with anything like precision when the profit will be realizable in the market; the investor may not be able to carry the property or the period required or, failing to recognize the maximum price which the property's capable of reaching, may overstay the market. allowing the carrying charge to consume the potential profit. Nevertheless, not less than 15,000, possibly more nearly 50,000, lots in South Brooklyn have been sold to small investors since the land development movement egan several years ago, and, as the inquiry from Vicksburg indicates, a very large propertion of the purchasers have probably never seen their lots. Under the circumstances the general tendencies of land values apart from the personal element in specific investments, becomes a matter of far-reach-

The lot movement in Brooklyn began immediately prior to consolidation with New York, and was conditioned chiefly on the developed region south and east of Prospect Park and, later, to the admission of the Brook lyn transportation lines over the Bridge, fare. Partly because the sudden trans-formation of the rog. from truck farms to city lots, partly bec se the development of the land was underta .. en on a large scale by strong companies lot prices were started at a lower level than that which obtained in any other suburban sections of the city, and although a notable enhancement has since taken place it is the ourrent belief that the expansion in values dependent on existing improvements is still far from the point of culmination.

urrent land values probably have no reference to the three new bridges over the East River and certainly none to the Rapid Transit tunnel from the Battery to the heart f Brooklyn, including the stupendous plan of the Pennsylvania Railroad Company for developing the passenger and freight service f the Long Island Railway by tunnel and bridge to the mainland and Manhattan, as lese projects have only recently been definitely announced. The cost of the improvements contemplated by the Pennsylvania ompany together with the new East River bridges and the Rapid Transit tunnel will, cording to present estimates, aggregate \$59,000,000, while \$35,000,000 is going into the Rapid Transit subway in Manhattan and he Bronx. All these improvements have a direct bearing on the value of realty in Brookyn, that borough being the most immediate eneficiary, except perhaps from the main stem of the Rapid Transit subway.

Utility rather than cost will no doubt be the determining influence of this great series fimprovements on land values, and the utility of new transportation facilities is unquestionably greater than that of a public park But as no detailed study has been made of the effect of transportation on land, it will be interesting to cite the observations of the alue of adjacent property which resulted from the opening of Central Park. The bservations are contained in the report for 1872. Down to that year, since the park was authorized, the assessed tax valuation f the Twelfth, Nineteenth and Twentysecond wards showed an increase of some \$159,000,000, yielding an excess of increased x over the interest on the cost of land and enhancement took place years before the elevated railway reached Fifty-ninth strees. The total cost of the Park, including improvements, was less than \$12,500,000.

The growth of Greater New York in popuation between 1890 and 1900 was some \$944,000 If the population of the city does no more than merely maintain the rate of increase which obtained in the past ten years the next Federal census will show a gain of 1,300,000, almost the equivalent of the whole of Long Island's existing population, including Brooklyn. That this rate of increase is likely to he maintained is a logical deduction from the extraordinary improvements in transpor-tation making within the limits of the city, which will tend to check the losses hitherto sustained by overflow into New Jersey and stchester county. During the past decade Brooklyn, despite inadequate transportation across the East River, showed a larger rate of increase than the city as a whole, and with ample facilities for communication assured, the borough should receive a still more disproportionate share of the increase of popugrowth Brooklyn's gain in ten years will

The principal e st t on land values of aproved communication and consequent growth of population must necessarily be onfined within the urban time limit of travel, ay, one hour, roughly equivalent to five or levated railway. Beyond those distances scalopment will be strictly suburban. brited to circumscribed settlements, largely dependent of the city. Every appreciable raction of time spent or saved in daily travel discounted in the value of land, and on values in South Brooklyn must at elled up to those prevailing in he Brong or the upper part of Manhattan. as a factor in enhancing lot the extraordinary amount of work being done in South Of 2,502 buildings completed in year 1,000 were erected in the seven wards ng wouth and east of Prospect Park. In all of which have been opened klyn transportation lines were work has been carried on at Fort Hamilton Bath Beach. Mapleton, Dyker Heights, Van Borough Park, Flatbush, Kenpart of Ocean Packway tions have been extensive also Eastern Parkway, East New rewood sections and Sea Gate, Bravesend, Manhattan Beach, e beach settlements the most m mast few years has been ne improvements that have the property comprise cadamized streets, curbs,

der, gas, and an underground

ing service, together with a

of sanitary sewerage. The

ins the headquarters of the

New Yorkers It is separated

a gate house from the rest The beach is a broad, gently

Park South, Brooklyn's most finished settlement. In the short time the property has been on the market more than \$600,000 has been invested in homes costing from \$10,000 to \$30,000. The plan has been to sell lots to buyers who will build their own homes, but a number of new houses are being completed to suit urgent home-seekers. The same is true of South Midwood, another section of Plathush, which is being developed by the Germania Real Estate and Improvement Company. Villa plots are quoted at \$12,000. Kensington Park is another beautiful neighborhood, to the south of Prospect Park, and developed along similar lines. At Home creet the Harbor and Suburban Building and Savings Association has been building eight to fourteen-room houses of attractive design.

In Flatbush the F. B. Ackerson Construction Company is laying out a tract of twelve acres adjoining its settlement of Beverly quare, where houses costing \$11,000 and \$12,500 have been disposed of. The new tract is to be known as Reverly Square West, and houses there will be offered at \$6,000 and pward. Among the important groups of houses undertaken by individual builders which ought to be noted are those of W. A. A. Brown and Walter R. Lusher, the latter having recently completed a group of detached dwellings on Beverly road, between East Eleventh and East Twelfth streets.

Borough Park is one of the best known settlements in South Brooklyn. William R. Reynolds, the promoter of that improvement, writes: "I have just completed seven large apartment houses on Washington avenue, between Degraw and Douglass streets. They contain hardwood trim, open lumbing, tiled baths, open fireplaces, steam heat and hot water supply, and rent from 30 up. I am also building on Sterling place. between Underhill avenue and Washington avenue, thirty-two three-story dwelling houses, which will exceed anything on the Park Blope. They are to have electric ights, the kitchens are to be tiled, and there will be extension dining rooms with pane ceilings and wainscoting six feet high of

At Mapleton, where eight new houses have been built this spring, a series of successful auctions have been held, resulting in the sale of about 1,000 lots at an average of \$375 per lot, while Lincoln Park, opened last month, met with an unqualified success, lots selling at \$200 to \$375 on the installment plan. A schedule of tracts thought to be complete, except for those mentioned here, will be found in THE SUN for June 16 last, concerning which tracts no new information is at

The argest operators in suburban Brooklyn are Wood, Harmon & Co., who came to this district about four years ago equipped with an experience of fifteen years in almost all the prominent cities of the United States, in building up suburban homes. They began operations just prior to consolidation, and as soon as they had tested the temper of the market, began obtaining control of farm lands in the direct line of improvements. They now own twenty-seven different tracts of land, amounting to nearly two square miles, or almost half of the available territory in Brooklyn.

It is said that they are increasing their holdings very largely. When interrogated on this point, Mr. Harmon, while declining to discuss the report, said: "Land in Brooklyn can never be duplicated. Brooklyn is the only city in the world that cannot extend its limits. We are selling 'ots for \$500 to-day easier than we sold lots equally good three ours ago at \$300, and in five years we will sell lots at \$2,000 each, easier than we are today selling them at \$500. We have opened up four tracts in all, containing about 5,000 lots, practically all of which are disposed of Our developments have kept pace with our prices. On the first tracts, improvements were of the simpler kind, city necessities, as water, gas and good sidewalks, being introduced without extensive parking and other ornamentations. Our recent sub-division, Rugby, has however, all the artistic accessories of a high-priced suburb. Granolithic sidewalks, ourbings, macadamized streets and ornamental flower and sirubbery have and ornamental flower and strubbery have been laid out under the supervision of an efficient landscape gardener.

The fact that the larger part of the undeveloped land is controlled by experienced companies, financially able to progress in style of development, as the taste and temper of the investing public advance, & itself one of the best guarantees of enhancement

REAL ESTATE NEWS.

Frank L. Fisher Company has sold for Paul B. Pugh & Co. to Helen J. Erickson the Iowa, a seven-story apartment house, on plot 50x100.11, at Nos. 133 and 135 West Barnett & Co. have sold for the Harlem

Savings Bank No. 174 East 127th street, a | sc three-story brick dwelling, on lot 17x99 11, adjoining the corner of Third avenue. The uyer will remodel it to business uses. Rose M. Kennedy has sold to Amos F. End No. 157 West Forty-sixth street, a four-story

dwelling, on lot 20x100 5. Mr. Eno already wood four other houses adjoining, together with a 40-foot outlet to Broadway.

Mary haas has sold to William F. Kohing Nos. 307 and 309 West Thirty-eighth street, two four-story tenements, on plot 50x98 9

Charles Friedman has sold No. 231 Thomp-Mrs. M. Petri has sold No. 7 West 134th street, a five-story flat, on lot 25x99.11. George Laemmie has bought No. 168 East

Ninetieth street, a flat, on lot 30x100 8. Mrs. Anna Garner has bought No. 164 East Eightleth street, a flat, 30x80x102 2. Max Orbach has bought from William Wolff's Son, 1473 First avenue, a four-story flat, with store, on lot 25x75.

S. Osgood Pell & Co. have sold at Great Neck, L. 1, the William Arnold place for \$100,000, the Hewlett grove for \$65,000, the Recknagle property for \$60,000, and the E. V. W. Rossiter property for \$25,000. The buyer will combine the several parcels into one estate which will be improved as a country seat a cost of \$750,000.

Meal Estate Transfers DOWNTOWN.

(South of Fourteenth st. Moore st. 30-32, w s. 47.6x74.6x47x72.4; Moore st, 34, 20x36; Minnie C Armstrong et al to John E Farrall, r s St, mige 37,00°.
Madison st, 329, n s, 20x87xirreg; Felicle Schapitz to Isaac Hoffman, r s \$2,50, mige \$23,000

\$23,000
Eldridge st, 54-56, e.s. 41,8x87,6xirreg; Howard Conkiling to Samuel C Cohen, rs \$15,75, Same property: Samuel C Cohen to Philip Horowitz, rs \$1,75, mtgs \$25,900.
Ist av, s e cor 14th st, 53x56, Peter McCullough and ano, exers and trustees, to John F McCullough et al., rs \$15,75, Same property: Agnes F McCullough to same, a c Same property: Bridget McCullough to same,

Columbia st, 35, cs, 25x100: Sophic Green, widow, to Hyman Goldrich and ano, r s 35, 50, mtgc 829, 250, perry st, 137, n s, 25x95, 6, Laura E Barnard et al by guardian to Elizabeth J McK Tiemann, all title 4th av. 135, s e cor 15th st, 27x91, 4x16, 1x 102, 2: Union Trust Co, exc., and trustee, to William Schlemmer, r s \$30. EAST SIDE.

2,000

tEnat of Fifth at, between Fourteenth and 110.

Sth AY, S. e. con AYth St. 130,08112,545;reg:
George F Richardson, trustee, to George
C Boldt, rerecorded, r. s. \$300.

Sad St. S. s. 168, 4 - 20 ay, 16,5x08,9. Jennie
Korminsky et al. all tile.
Park s. 76, w. s. 25x10; William G Bosworth to Hannah M Corbin et al. trustees...
21st St. 148 E. 22,378, 10; John L. Brower and
ano, exers and trustees, to Eliza O'Meara.

WEST SIDE. 4,000 feet along the ocean front, (West of Fifth ar, between Fourteenth and 110th sts.)

REAL ESTATE BOARD OF BROKERS OF THE CITY OF NEW YORK,

NO. 111 BROADWAY. WANTS AND OFFERS.

borhood, a large private dwelling to rent for term of years; a corner in the 80s preferred.

CHAS. GRIFFITH MOSES & BRO., 1980 Amsterdam
Av.—Want lots on Washington Heights in exchange for choice flat and store property on at
av.: equity. \$8,000. Also, a private house on
the north side of the street between 10th and 59th
sts. Also, a private house in the 70s. West Side.
in exchange for new flat on Amsterdam av.
A. V. AMY & O.). 95 St. Nicholas Av.—Want, for
school purposes, on the West Side, in select neigh-OFFERS. CHAS. GRIFFITH MOSES & BRO., 1960 Amsterdam Av.—Offer three corners on Broadway, at 180th, 184th and 187th sies., single lots, at a bargain to quick buyer. Also, several lots on Washington Heights at attractive prices. Also, three 3-fam-ity flate with stores in the best part of Harlem; all rented; will sell at a bargain.

Plans Filed for New Buildings.

DOWNTOWN.

BAST SIDE

(Had of Fifth on, between Fourteenth and 110th se.
4th av, 297; improvement to offices; Society
Proventian of Crustry to Children, premions, owner; W. L. Coultus, 21 W 20th st.

WEST SIDE.

(Manhatten Island, north of 110th at.)

(Borough of The Brons.)

THREE MONTHS FOR SOLICITING.

Conviction Under the New Tenement House

Law Makes a Stir in Allen Street.

second woman to be arrested in the Red Light district under the new Tenement House

law which designates as a vagrant a woman

GARRABRANDT MAY BE INSANE.

Jersey City Boy Murderer Writes That He

Wants to Get Out in Order to Marry.

City yesterday received a letter from John

Garrabrandt, the sixteen-year-old Jersey

City boy who was sent to State prison at

620 Matriculants at Columbia

The Columbia University Committee

Entrance Examinations has announced that

there were 620 candidates for entrance to

Columbia College, the Schools of Applied

Columbia College, the Schools of Applied Science and Barnard this year. There were soil last year. The candidate obtaining the highest average was Edward Sapir of the DeWitt Clinton High School, and he is therefore the holder of the annual alumni competitive scholarship. The second highest was W. S. Messer of the Boys' High School of Brocklyn. He will get the Hewitt competitive scholarship. Other winners of scholarships are J. Tolchinsky, J. L. Waldron and P. M. Smith.

Citu Beal Estate.

ASHFORTH & CO..

Real Estate.

No. 1509 Broadway.

EDWARD ASHFORTH. Near 44th Street

J. Romaine Brown A. P. W. Kiunaa.

STABLISHED IN 1855.

J. ROMAINE BROWN & CO.

Brokers, Agents, Appraisers.
No. 50 WEST SED STREET.
NORTHEAST CORNER BROADWAY.
Telephone, No. 351-35th.

J. Edgar Leaycraft & Co.

REAL ESTATE.

AGENTS, BROKERS, APPRAISERS,

1507 Broadway, cor. 44th St.

Borough of Manhattan-Sale or Rent.

From Battery to 14th St., Inclusive.

DESIRABLE Houses, 5th to 12th sta., inclusive, near 5th av.; prices reasonable.
FOLSOM BROTHERS, 535 Broadway.

Above 14th st., 5th av. to East River.

Above 14th St .- 5th Av. to North River.

ELEGANT FOUR-STORY

AMERICAN BASEMENT HOUSE

272 West 89th St.,

STABLER & SMITH,

674 Columbus Av., near 93d St.

ACTUAL BARGAIN - Modern double Tenement West 51st st. price, \$21,000; rent. \$2.624. FOLSOM BROTHERS, 635 Broadway.

Miscellaneous.

HAVE several Apartment Hotels, showing over 10 per cent. (guaranteed); prices reasonable.
FOLSOM BROTHERS, 835 Broadway.

Borough of Bronx-Sale or Rent.

A SALARY of \$50 weekly and expenses paid to

man or woman selling one lot weekly; no experience necessary; excellent opportunity for persons with large acquaintance, or forcinen employed, 1,200 tots \$200 up; easy terms; Bronx borough; 25 infinites from 42d st. LAWRENCK, 55 West 35d st.

Borough of Brooklyn-Sale or Rent

2 TO 10 CHOICE LOTS

AT A BARGAIN.

RUSTIN & ROBBINS, 24 Court st., Brooklyn.

Lawyer Alexander Simpson of Jersey

Elizabeth Hoffman of 199 Allen street, the

\$180

Bathgate av. 2345; improvement to flate; Dr R Constantin, previses, owner; Emil Ginaberger, 2201 Broadway, architect; cost

(South of Pourteenth at.)

Elizabeth st. 40-42; imprevement to factory;
Thomas C files, Paris, France, owner;
C Abbot French, add w 42d st, architect;

Preventian of Cruelty to Children, pran-iesa, owner; W L Coultus, 211 W 30th st, architet; cost.

30th st, 114-12 E; improvement to shurch; New Jerusalsm Church, premises, owner; York & Sawyer, architects; cost.

61st st, 111 E; improvement to dwelling; Annie Miller, 22 E 76th st, owner; S E Gage, 3 Union Sq, architect; cost.

WANTS.

HARLEM. (Manhattan Island, north of 110km st.)

113th st. 66 E. 25x100.10; Mayer Ryams to Felicie Schapira, r 3 75 cts, mice \$16,000 120th st, n s. 100 w 5th av. 25x100.11; Michael Tanner to Alexander Spiro, mige \$27,000

114th st. s. 160 c 2d av. 20x100.11; Frank Rudd to Mattida Massa, r s \$5.

Audubon av. s w cor 159th st. 24.11x100; Sebastian Stock to A M Hendheim, r s 25 cts, mige \$3,000

(Borough of The Brons.)

BRONE.

(Borough of The Brone.)

2d av. n e cor Wendover av. 39.5x100x45.11
x100.1; John C Rodgers and and, exrs, to
William J Flanagan, r s \$18.70
Creston av. w s. 33 s 1834 st. 30x96.6; Henry
Gundlach and and to Henry Koch
Creston av. w s. 33 s 1834 st. 30x96.6; Henry
Koch to Babette Koch, mige \$4.500
Creston av. w s. 38 s 1834 st. 30x96.6; Henry
Gundlach and and to Henry Gundlach,
r s 30 cts.
Creston av. 2271, w s. 63 s 1834 st. 30x96.6;
Henry Gundlach to Ella Gundlach, mige
\$4.500
Creston av. 2271, w s. 63 s 1834 st. 30x96.6;
Henry Gundlach and to Ella Gundlach and
Babetta Koch, r s 25 cts.
Eagle av. 675. w s. 19.3x99.5; Laura Wehman to Thomas W. Larkin, r s \$1.75,
mige \$3.000
Beck st. e s. 175 s 156th st. 28x100; George
F Johnson to William Edwards, r s \$1.28,
mige \$3.000
Kelly st. n s. 76 w Wales av. 80x100, 10x
87.6x72.4; George D Brown to Peter Otto,
r s \$4.50, mige \$25.000
145th st. s s. 100.2 w Morris av. 25x100;
Thomas O'Meara and and, heirs, to John
Mangan, mige \$2.500
Lorillard pl. s e s. 196.5 n e 3d av. 25x100,
with strip called Lorillard st. Adeline Kavanaugh, widow, to Margaret Maxwell
Lorillard pl. s e s. 171.5 n e 3d av. 25x100,
with strip called Lorillard st. Adeline Kavanaugh, widow, to Margaret Maxwell
Lorillard pl. s e s. 171.5 n e 3d av. 25x100,
with strip called Lorillard st.
Adeline Kavanagh, widow, to ida E MoKeown, r s 25c.
187th st. n s. 275 w Morris av. 25x100; Catharine Sullivan, widow, to Timothy Sulli
van, q c.r s 50c.

Recorded Leases.

Recorded Leases.

Recorded Mortgages. DOWNTOWN. (South of Fourteenth st.)

(South of Fourteenth 81.)

[Where no interest is stated read 5 per cent.)

4th av. s e cor 13th st. William Schlemmer
to Title Guarantee and Trust Co. 3 yrs. 4
per cent.

Columbia st. 56. Hyman Goldrich to Sophie
Green, installs, 6 per cent.

Pincus Lowenfeld and 56. Philip Horowitz to
Pincus Lowenfeld and ano, due July 1,
1902, 6 per cent.

7.750

9th st. s s. 193 e Avenue B; Emil Elias to
Louis Lauer, 2 yrs, 6 per cent.

6.000 EAST SIDE.

(East of Fifth at., between Fourteenth and 110th ats.) (East of Fifth de. between Poulleb M Karpas 77th st, s s, 175 w 2d av; Gottleb M Karpas and ano to William M Kingsland, 3 yrs, \$25,000 77th st. s. s. 204 w 2d av; Gottlieb M Karpas and and 10 V Everit Macy and ano, as trustees, 5 yrs.

(West of Fifth ar., between Fourteenth and 110th ste.)

(Manhattan Island, north of 110th at) (Manhattan Island, florth or 110th M.)

114th st, 312 E. Mattilda Massa to Bowery
Savings Bank, due June 25, 1906, 4 per
cent
Lenox av, n w cor 138th st, all liens: 107th
st, n s, 375 e 2d av, all liens: 52d st, s s, 294
e 2d av; Alexander Haft and wife to H
Linsley Johnson, demand, 6 per cent
127th st, n s, 100 w 2d av; Charles W Ferris
to the Lawyers' Title Ins Co, 1 yT, 4 ½ per
cent cent ... 113 W; herman Behr to Henry Meyer, 3 yrs

BRONE. (Borough of The Bront, 1 Creston av. w s. 33 s 183d st. Henry Koch to Jessie Gifford, 5 yrs Creston av. w s. 63 s 183d st. Henry Gund-lach to George F Gifford, 5 yrs, 142d st, 627 E. Frederick Sackett and wife to J Henry Alexander, gdn, 3 yrs, 5 per to J Henry Alexander, gdn, 3 yrs, 5 per cent rold 3d av. n. e cor Wendover av. William J Flanagan to Title Guarantee and Trust Co. 2 yrs, 4% per cent.

Lot 70, map Van Nest Park: Daniel Dillon to G H and Rosa Rothgardt, 3 yrs. 142 dst, 631 E. Frederick Sackett and wife to Anna R Fairchild, 5 yrs.
Anthony av. w. s. 33.2 n Bush st: George W Flagg to Catharine T Ingits, 6 mos, 6 per cent

142d st, 620 E. Frederick Sackett and wife to Charles Gotthelf, 3 yrs, 5 per cent gold 163d st, s.s. 125 e Washington av. Frederick Johnson and wife to Harlem Savings Bank, 1 yr.

Assignments of Mortgages. Brandt, Louis, and ano to Cella Unitelder... Dodge, Cleveland H. to Katle Kuhn... Fitch, Emmeline W. excr. to Emmeline W. Fitch, Russee. Margaret C, et al to the Supreme of the Independent Order of Forest-

ratig, Louis, to Alexander Simon, Jr. Cullough, Bridget, and ano, as exers and rustees, to Agnes F McCullough, assigns McCullough, Bridget, and ano, as ears and trustees, to Agnes F McCullough, assigns 2 miges agg. Stolzenberg, Frederick, to Joseph Stolzen-stolzenberg, Frederick, to Joseph Stolzenberg, 15 part.
Title Guarantee and Trust Co to Guaranty
Trust Co, assigns 2 miges... aggregate.
Uhlfelder, Simon, to Emma Weinberg, 1 spart.

Satisfied Mechanics' Liens.

St Nicholas av. w s. 25.5 n 117th st. 88.9x—and 117th st. n s. 92 w St Nicholas av. 25 x— Raphael Pinto vs Elsie S Allison.
June 25, 1991
116th st. s s. 18 and 29 E: Louis Imershelm and ano vs Mary Gallagher. Sept 11, 1990
Same property: Florence B Irvine and ano vs Mary C Gallagher and ano, March 2, 1991
115.50 vs Mary C Gallagher and ano, March 2, 1901.

Same property; John H Sturk & Co vs Mary C Gallagher, Aug 6, 1900.
C Gallagher, Aug 6, 1900.
Light st. n. s. 627, 629 and 631 E. George Russhon vs Frederick Sacket et al., Jan 24, 1901.
Sth st. n. s. 349.4 e Broadway, 34, 7x100.4; Luigi Franzi vs William H Stearns and eno. March 14, 1901.
Same property: David H Rhind and ano vs. Horace E Hartwell and ano. March 7, 1901.
Same property: Martin E Murrhy vs. Agnes L. Brand and ano. March 8, 1901.
Sth st. n. s. 349.4 e Broadway, 34, 7x100.4; Harry Stelly vs. William H Stearns and ano. March 4, 1901. L. Brand and A. A. Broadway, 34.7x100.4; Harry Syelly vs William H Stearns and ano March 4, 1901.

Same property: Theodore Ruggiers vs same, March 14, 1901.

Iolist vi. B. 150 e Broadway, 50x100; Vincenzo Lamura vs Alexander N Brown et al. July 1, 1901.

Manhattan av. s w cor 116th st. 50x100, same vs Leopold Kahn Co et al. July 1, 1901.

Same property: same vs same, June 28, 1901.

Same property: same vs same, June 27, 1901, by bond.

Same property: same vs same, June 27, 1901.

hy bond.

Hechanics' Liens Scammel st, w s. 78.2 n Monroe st, 24 10x25; Excelsior Glass Co vs Hulda Wittner and 3,000 5th av e s, 50.5 s 113th st, 25 3x100; same west fand av. n w cor 100th st. 75 x100; Same
vs same
West Find av. n w cor 100th st. 75 x100; Julius Wolf vs Elias Kempner and ano
Chatham Square, 7 and 8; Max London and
ann vs Peter Herter & Son et al.
140th st. s & 25 e Bergen av. 108 x99 and Bergen av. e 8, 19 s 140th st. 27 x09; Lorimer
Street Mill Co vs Albert Rothermel
113th st. 336 to 342; 112th st. 333 to 339; New
York Metal Ceiling Co vs Louis Lese and
ano

188th at as 228 e 11th av, 50g94,10; Title Guarantee and Trust Co vs Charles B Foy et al: atty, W H Stockwell

City Menl Estate. Borough of Brooklyn-Sale or Rent

10% PROFIT GUARANTEED.

The great improvement in Brooklyn real estate justifies our prophecy of 100% increase in value in the next five years.

We have 1,284 lots, the balance of 4,000, to sell in the next 60 days. Buyers will be guaranteed pur-chase price and 10% profit.

The only property in New York City where the owners guarantee the price. You take no risk, but must buy at once.

Send postal for map and particu-

BOROUGH PARK CO., WILLIAM H. REYNOLDS. Pres. 49th St. and New Utrecht Ave. Fifth Avenue Elevated from Man-

Slocum Park

BRIGHTON TERRACE BY THE SEA COMFORT

Ideal Home Sites by the Sea Finest Driveways by the Sea Rapid Transit and a 5c Fare

who entices a man or boy into a tenement for the purpose of prostitution, was sent to the island for three months by Magistrate Flammer yesterday in the Essex Market police court. She was defended by a lawyer. When the Magistrate's decision was announced she screamed and had to be carried foreibly into the prison. Members of the Allen street "lighthouse" fraternity hurried out of court and discussed her fate with blanched faces. BE SURE AND TAKE a look at these properties and be convinced that you cannot do as well as elsewhere.

D. & M. CHAUNCEY REAL ESTATE CO., 207 Montague St., Brooklyn.

Chas. H. Easton & Co., Modern Style Houses.

Substantially built at bargain prices in choice section of the coolest in all. New York: 29 minutes from Park tow, N. Y. Purchaser may select lot and we will suit to suit and arrange payment for each or monthly lan same as rein. Address.

H. & S. B. & S., 34 Wall st., New York,

SOUTH BROOKLYN
Line of 5th Avenue.

BARGAIN! (if ever titere was one); 50th st., twostory and cellar; brick, two-family, for \$4,000; if you
have a spark of home buying in you you'll not pass
this; even if you haven't much money, I'll take what ou have, certainly.
FRANK JEROLD, 111 5th av . New York city.

Total expenses \$52 monthly. Price \$6,650; only \$1,000 cash required, buys the most attractive, best located and cheapest 2-story and hasement brick 10-room house in Brooklyn, near Prospect Park; open Sunday afternoon. Apply 425 5th st. Brooklyn. FOR SALE—House and six avenue lots (corner South Brooklyn. Call on or address Mrs. C. A. MELIN, 440 Bergen st. MELIN, 440 Bergen st.

SACRIFICE—Three-story and basement brick house good order, 5 minutes walk CityHall, Brooklyn: investment: \$1,000 cash burs; pays 12% per cent; sure rantal. OAKLEY, owner, 7 Coenties slip, New York.

York.

62-64 GREENPOINT AV., BROOKLYN; one block from 10th and 28d at ferries; fifteen minutes' trucking from L. I. Railroad at L. I. City, twelve minutes from Palmer's Dock and all freight lines best facilities for shipping; four story and cellar brick factory, 50x 100; on first floor, 50x 145 on three other floors; good light; large sized elevator, and stable accommodations with driveway. Building suitable for light or heavy work: electric or steam power may be had if dealred; will lease to suit for fine low sum of \$1,000 per year.

CORWITH BROS., 851 Manhattan av., Brooklyn. \$3,950 BUYS two story stitle and basement frame house on Adams at, opposite Post Office, three min-utes walk to the Bridge; rents \$3.00; bargain, RUS TIN & ROBBINS, 24 Court at, opposite City Hall. FOR SALE-Three-story basement brick house brownstone front; laundry extension. 156 Penn at.

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ENTIRE SQUARE, 32 lots, 16 room house; all improvements; chandellers, &c., fruit all kinds, large stable, carriage house, toe house, &c., 5 minutes walk from depot, 10 from bay; easy payments. BAY SIDE, L. I. Houses all sizes lots in all parts of the town for sale, new houses not yet completed for sale on easy terms; real estate office near the depot. JOHN MCKNIGHT,

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The NORTON POINT LAND COMPANY Will Offer at Auction the Remaining Unsold Land (About 300 Lots) on Premises, 2:30 P. M., SATURDAY, JULY 20th, 1901.

SEA GATE, at the entrance of New York harbor, overlooking and fronting upon Atlantic Ocean and Gravesend Bay, is an ideal location and cannot be duplicated on

Every modern improvement introduced. The location commands fine marine view, always cool with south and southwest exposure, expansive beach, surf and still water bathing.

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A WELL BUILT HOUSE, 9 rooms and bath, plot 100 feet square, in delightful, easily reached location, at Fairriew, Yonkers, on high ground, very healthful, always a nice breeze: neighborhood restricted. Price \$7,000. Easy terms; house has hardwood trim and polished floors, electric lighting, &c. Everything good. Send for booklet. GORDON, 20 East 42d. AIR, light, room, a "place to put things," a fine plazza; outdoor life for children, health, wealth, happiness. All these at Fairtiew, Yonkers. Why tay rent in a stuffy flat? Send for booklet. GORDON 20 East 42d.

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The most beautiful suburb within tifty miles of New York. I have for sale a complete list of improved and unimproved properties n the most desirable sections, also furnished and unfurnished houses ranging in price from \$35 to \$200

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Wit' 1; from ten minutes to one hour of Grand Central Station are briefly described in No. 28 of the "FOTK-TRACK SERIES" of the NEW YORK CENTRAL. Some of the information is as follows:

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Rent of houses. Name and address of reliable real estate agent. Sent free, postpaid, on receipt of one-centamp, by George H. aniel, G.P. A., Grand (entral Station, New York,

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WANTED-For Western investors, properties on good thoroughfares, showing 6 per cent. FOLSOM BROTHERS, 835 Broadway.

To Zet for Business Purposes. At 285 8th Ave., Near 24th St. RENTS \$35.00 AND \$45.00 PER MONTH. Immediate possession.

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TO LET - In Flatbush, for summer months, a detached 2-room cottage; comfortably furnished; in a restricted section convenient to Brighton Beach cars and several trolley lines; as minutes to New York City Hall; reference required.

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50th Street and Madisop Avenue. Furnished apartments, large and small, cut rates for summer. Light and cool. Restaurant service. 72D ST. 262 EAST - Apartments in the improved dwelling. 2. 3. 4 rooms: all light, baths, laundry; hot and cold water; \$6 to \$13.50; halls heated. FOLSOM BROTHERS, 835 Broadway. Brooklyn.

In the handsome DE SOTO, 93 Halsey at, corner Nostrand ave; high grade, hat water supply; open plumbing; stem heat; cabinet trum. Opposite fittis' High School and near Boys' High School, Near Fution L. Hents \$44 to \$47. Choice location.

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All fittes insured without expense to purchasers TITLE GUARANTEE & TRUST CO. TITLE GUARANTEE & TRUST CO.

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The lots are reached from Manhattan without
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High-class house; remodeled and renovated throughout; latest plumbing; superior service and appointments; large room; hot and cold water; single room; breakfast; valet; telephone 553 Madison Square. LEXINGTON AV., 724, near 58th st.—Newly beard optional: telephone.

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ATH ST., 7 WEST, The Dominique-Newly fur-STR ST. 20 WEST-Newly furnished large and small rooms; every convenience; gentlemen preferred; references required. 15TH ST., 28 WEST-Elegantly newly furnished rooms and suites; transients, \$1 up; permanents, 177H ST., 55 WEST—Handaomenewl, furnished; 53 upward: parlor physician; dentist; front base-ment: references required. 225 ST. 137 WEST—Furnished or unfurnished parlor flow for light business, also square room, fur-nished reference. 23D ST., 321 WEST - Clean, cool, handsomely furnished rooms, large and small: excellent location: 51ST ST, 555 WEST-Large cool room; adjacens bath; physician's family. Telephone 1278 Columbus. Moderate.

Moderate.

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21ST ST, 28 WEST Handsomely furnished large and small rooms; excellent table; transients and Southerners reduced rates for summer. 34TH ST, 339 WEST-Handsomery furnished oms; every convenience; superior table; gentlemen il reference table boarders a commodated. toTH ST., 63 WEST - Handsome, cool rooms mount optional; transients taken; convenient for South thers; table guests, references.

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ASHLAND PL., 42, near DeKalb—Newly decorated soms; excellent table; owner; gentlemen or couples; state where seen.

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27TH St., 122 EAST-Handsomely furnished double front parior; large front room, second floor; running water; excellent French table board.

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Full particulars will be sent upon application.

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Lots at \$175 to \$500.

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He asked Mr. Simpson to see if he could do anything for him. The lawyer is confident that the boy is insane.

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J. OPPENHEIM. 34 Wall St., New York City. BATH BEACH Great opportunity, three fine Queen Anne detached houses, is rooms each all the modern improvements, shady grounds, near the mach, owner will sell the three at a great sacrifice. Apply to agent, W. G. MORRISEY, Bath Beach. Real Estate Agent Apply to agent, W. G. MORRISAGE, Bala reach,
PRICE \$4,650; \$3.500 MORRISAGE CAN REMAIN; above 6th av., block from Flatbush av., 10room brick residence; all improvements; lot 20x100.
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28 and 30 Court st.

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\$2,750—DOUGLAS ST., near Smith; three-story
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